

September 9, 2011

Lynne D. Hess
Land Management Section
2811 Agriculture Drive
PO Box 8911
Madison, WI 53709-8911

Dear Ms. Hess:

Enclosed please find the revised Jefferson County Agricultural Preservation and Land Use Plan for DATCP certification. You will find that the revised plan text and maps address all of the requests and requirements of your letter of August 25, 2011.

The following are our responses to the specific issues identified in your August 25, 2011 letter:

1. Page iii appears to have a typo: City or Village Area....page 46 is listed twice.
 - *Corrected. Thank you.*
2. Page 13, Figure B., remove the reference to "conversion fee".
 - *Removed, and updated dates on all figures to September 12, 2011 in line with comment #10.*
3. Page 30, there is a typo in #6. The reference should be to s. 91.48, Wis. Stats., not s. 91.28.
 - *Corrected.*
4. Page 36, number 19, consider changing the last word of the second sentence from "overlap" to "conflict". Also true for number 20, the last word of the first sentence from "overlap" to "conflict". This would clarify that although policies of both the underlying farmland preservation area and an overlay area would apply, the more strict policy would apply in the event of a conflict.
 - *Requested changes made.*
5. Page 49, number 1, the county should clarify that the allowed development density of "not greater than one dwelling unit per 10 acres" will not apply when the environmental corridor overlaps a farmland preservation area. The allowed development density in farmland preservation areas will be consistent with the policies stated in the section related to the A-I Zoning district found on page 29-30 in the plan.
 - *A qualifier to the County's "1 per 10" policy was added to respond to this comment.*
6. Page 91 and 93, Plan Adoption: the county should adopt the farmland preservation plan following DATCP certification, not before. This assures that a plan only need go to the board once, after it has been reviewed and certified by the department.
 - *Appropriate changes were made to these pages, to assure DATCP review and certificate occur before County adoption of new plan and future amendments. While that was our intent, I agree that the sections were previously not written that way.*

7. Page 3 and 91, clarify, as you did in the certification application, that the farmland preservation plan component of the comprehensive plan is consistent with the rest of the comprehensive plan in that the remainder of the comprehensive plan does not include a separate set of land use maps. However, we did notice a Land Use Plan map in the Comprehensive Plan Update (with Economic Development Emphasis) (9/8/10). How does this map relate to the farmland preservation plan maps for the county and is this map consistent with the now submitted FPP plan maps?
 - *Amendments made as requested, on page 3 and pages 91-92. As part of its farmland preservation plan approval, the County will also approve an amendment to the 2010 Comprehensive Plan Update document, substituting what is Map 2 of the new Agricultural Preservation and Land Use Plan for the 1999 version of that map currently on page 54 of the Comprehensive Plan Update document.*
8. Page 54-It would be helpful to clarify within the Long Range Urban Service Area section that wherever there is overlap between the Farmland Preservation Area and the Long Range Urban Service Area, those lands are not planned for development within the next 15 years. This is suggested on page 55, but it might be beneficial to state this earlier in the section.
 - *Description appears on page 50, right near the front of the "Long Range Urban Service Area" section. We tried to further clarify and add emphasis to this description.*
9. The City of Lake Mills has a certified farmland preservation zoning ordinance in the extraterritorial jurisdiction as you note on pages 8 and 9 of the plan. Because the city's ordinance certification was not included in Jefferson County's certification order with an expiration date of 12/31/11, the certification for the city ordinance will expire 12/31/13 according to s. 91.34 Wis. Stats. Please indicate in the plan text that the land area zoned exclusive agriculture in the city's zoning ordinance is also included in the farmland preservation areas in farmland preservation plan.
 - *Some of these areas are identified as "15 year Growth Areas" on the Farmland Preservation Plan Map based on analysis of City and Town plans. Text on page 9 has been modified to more fully describe the situation and 2013 deadline for recertification. In addition, the County's consultant has informed the City of this issue on 2 separate occasions, most recently on September 9, 2011. I understand that our consultant contacted you on this matter, and that this approach seemed acceptable to you.*
10. We noticed that the maps included in the plan text are dated April 15, 2011 while the pdf(larger scale) maps are dated May 20, 2011. Please be sure that the maps in the text and otherwise are the same maps (including date) for your next submittal.
 - *All changed to be September 12, 2011 – approximate date of all edits.*

If you have any comments or questions regarding these responses identified above, please feel free to contact me. Otherwise, we look forward to DATCP certification of our new farmland preservation plan at your earliest convenience.

Sincerely,

Rob Klotz
Jefferson County Director of Planning and Zoning